

AN ORDINANCE

**96605**

**AUTHORIZING THE EXECUTION OF THE FOLLOWING TWO (2) AGREEMENTS WITH CENTRO ALAMEDA, INC., A TEXAS NON-PROFIT CORPORATION: 1) AN AMENDMENT TO THE LEASE AGREEMENT ("MASTER LEASE") TO MODIFY THE COMPLETION DATE FOR THE PLANNED IMPROVEMENTS TO THE ALAMEDA THEATER FROM OCTOBER 2003 TO DECEMBER 2005; AND 2) A CAPITAL IMPROVEMENTS FUNDING AGREEMENT NO. 2 WHICH OUTLINES THE PROVISIONS FOR THE RELEASE OF CITY FUNDS FOR THIS PROJECT, LOCATED IN THE 300 BLOCK OF WEST HOUSTON STREET.**

\* \* \* \* \*

**WHEREAS**, business points for a lease agreement with Centro Alameda, Inc., a Texas non-profit corporation, for use of the Alameda Theater Complex; and the authorization by the City Manager to execute a Lease Agreement with said corporation on terms consistent with the business points and City of San Antonio policy was authorized through Ordinance Number 85287 passed and approved on December 5, 1996; and

**WHEREAS**, a Lease Agreement ("Master Lease") was thereafter executed, to be effective September 27, 1998; and

**WHEREAS**, the Master Plan of Centro Alameda, Inc. was approved through Ordinance Number 89504 passed and approved on January 7, 1999, in connection with the Alameda Theater Complex Project; and

**WHEREAS**, it is now necessary to authorize an Amendment to the Lease Agreement to extend the date of completion of the Project to December of 2005; and

**WHEREAS**, it is further necessary to extend the term of the Capital Improvements Funding Agreement No. 2 through December 31, 2005, in connection with said Project; and

**WHEREAS**, this action is consistent with the City's policy to work cooperatively with non-profit organizations for the preservation and renovation of the City's facilities; **NOW THEREFORE**;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The City Manager or her designee is hereby authorized to execute an Amendment to the Lease Agreement ("Master Lease") with Centro Alameda, Inc., appearing in substantially the same form as Attachment I affixed hereto and incorporated


herein verbatim for all purposes, in connection with the Alameda Theater Complex Project.


**SECTION 2.** The City Manager or her designee is hereby authorized to execute a Capital Improvements Funding Agreement No. 2 with Centro Alameda, Inc., a copy of which, signed by a representative of Centro Alameda, Inc., is affixed hereto as Attachment II attached hereto and incorporated herein verbatim for all purposes, in connection with the Alameda Theater Complex Project.

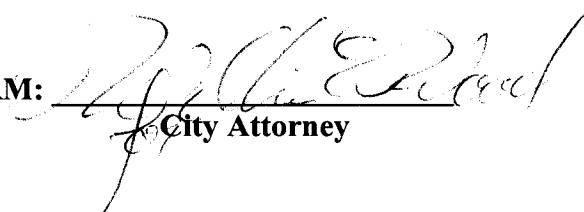
**SECTION 3.**

**SECTION 4.** This ordinance shall be effective on November 3, 2002.

**PASSED AND APPROVED** this 24<sup>th</sup> day of October, 2002.

  
M A Y O R PRO TEM  
for EDWARD D. GARZA

ATTEST:   
ASSISTANT City Clerk

APPROVED AS TO FORM:   
City Attorney